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SECURITIES AND EXCHANGE COMMISSION

WASHINGTON, D.C. 20549

FORM 10-Q

[X] QUARTERLY REPORT PURSUANT TO SECTION 13 OR 15(d) OF THE SECURITIES EXCHANGE ACT OF 1934

For the quarterly period ended June 30, 1992

OR

[ ] TRANSITION REPORT PURSUANT TO SECTION 13 OR 15(d) OF THE SECURITIES EXCHANGE ACT OF 1934

For the transition period from _____ to _____

Commission File No. 0-13556

Berry and Boyle Cluster Housing Properties
(A California Limited Partnership)
(Exact name of registrant as specified in its charter)

California	04-2817478
(State or other jurisdiction of incorporation or organization)	(I.R.S. Employer Identification No.)
57 River St., Wellesley Hills, MA	02181
(Address of principal executive offices)	(Zip Code)

(617) 237-0544
(Registrant's telephone number, including area code)

Indicate by check mark whether the registrant (1) has filed all reports required to be filed by Sections 13 and 15(d) of the Securities Exchange Act of 1934 during the preceding 12 months (or for such shorter period that the registrant was required to file such reports), and (2) has been subject to such filing requirements for the past 90 days. Yes X No ___

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PART I. FINANCIAL INFORMATION

Item 1. FINANCIAL STATEMENTS

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BERRY AND BOYLE CLUSTER HOUSING PROPERTIES
(a California Limited Partnership)
AND SUBSIDIARIES

CONSOLIDATED BALANCE SHEETS

ASSETS

	June 30, 1992 (Unaudited)	December 31, 1991
Property, at cost (Notes 2, 3, 5, and 6):		
Land	$3,677,028	$3,671,755
Buildings and improvements	14,042,328	13,981,950
Equipment, furnishings and fixtures	1,087,839	1,087,839
	18,807,195	18,741,544
Less accumulated depreciation	(3,126,579)	(2,936,160)
	15,680,616	15,805,384
Cash and cash equivalents (Notes 2 and 4)	341,577	370,492
U. S. Government Obligations (Note 2)	904,170	1,048,656
Real estate tax escrows	64,112	76,289
Deposits and prepaid expenses	117,095	66,435
Accounts and interest receivable	117,413	18,716
Deferred expenses, net of accumulated amortization of $0 and $547,381 (Note 2)	164,078	77,989
Total assets	$17,389,061	$17,463,961

LIABILITIES AND PARTNERS' EQUITY

Mortgage notes payable (Note 6)	9,075,000	8,921,356
Accounts payable and accrued expenses	109,635	176,606
Due to affiliates (Note 8)	12,897	4,258
Rents received in advance	-	13,955
Tenant security deposits	66,530	65,005
Total liabilities	9,264,062	9,181,180
Partners' equity (Note 7)	8,124,999	8,282,781
Total liabilities and partners' equity	$17,389,061	$17,463,961

The accompanying notes are an integral part
of the consolidated financial statements

BERRY AND BOYLE CLUSTER HOUSING PROPERTIES
(a California Limited Partnership)
AND SUBSIDIARIES

CONSOLIDATED STATEMENTS OF OPERATIONS

(Unaudited)

	Three Months Ended June 30,		Six Months Ended June 30,	
	1992	1991	1992	1991
Revenue:				
Rental income	$527,885	$476,047	$1,054,123	$966,802
Interest income	16,328	24,652	35,146	50,777
Other income	14,003	8,748	26,960	17,589
Total revenue	558,216	509,447	1,116,229	1,035,168
Expenses:				
General and administrative (Note 8)	48,752	45,614	88,759	91,179
Operations	226,421	231,586	448,616	447,344
Depreciation and amortization	169,252	128,189	268,306	256,378
Interest	217,259	200,996	434,202	402,546
Total expenses	661,684	606,385	1,239,883	1,197,447
Net loss	($103,468)	($96,938)	($123,654)	($162,279)
Net loss allocated to:				
General Partners	($1,035)	(969)	($1,237)	($1,623)
Per unit of Investor Limited Partner interest:				
32,421 units issued	(3.16)	(2.96)	(3.78)	(4.96)

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of the consolidated financial statements

BERRY AND BOYLE CLUSTER HOUSING PROPERTIES
(a California Limited Partnership)
AND SUBSIDIARIES

CONSOLIDATED STATEMENTS OF PARTNERS' EQUITY

(Unaudited)

	General Partners	Investor Limited Partners	Total Partners' Equity
Balance at December 31, 1990	($117,145)	$8,805,375	$8,688,230
Cash distributions	(6,314)	(119,958)	(126,272)
Net loss	(2,792)	(276,385)	(279,177)
Balance at December 31, 1991	(126,251)	8,409,032	8,282,781
Cash distributions	(1,706)	(32,422)	(34,128)
Net loss	(1,237)	(122,417)	(123,654)
Balance at June 30, 1992	($129,194)	$8,254,193	$8,124,999

The accompanying notes are an integral part
of the consolidated financial statements

BERRY AND BOYLE CLUSTER HOUSING PROPERTIES
(a California Limited Partnership)
AND SUBSIDIARIES

CONSOLIDATED STATEMENTS OF CASH FLOWS

Increase (decrease) in cash and cash equivalents
(Unaudited)

	Six Months Ended June 30,	
	1992	1991
Cash flows from operating activities:		
Interest received	$32,985	$39,431
Cash received from rents	1,041,693	970,977
Cash received from other income	26,960	17,589
Administrative expenses	(93,676)	(93,712)
Rental operations expenses	(470,897)	(439,264)
Interest paid	(487,665)	(402,640)
Net cash provided by operating activities	49,400	92,381
Cash flows from investing activities:		
Purchase of fixed assets	(65,651)	-
Cash received from (paid for) U.S. Government Obligations	144,486	(35,265)
Net cash provided (used) by investing activities	78,835	(35,265)
Cash flows from financing activities:		
Distributions to partners	(34,128)	(90,438)
Proceeds from mortgage notes payable	9,075,000	-
Repayment of mortgage notes payable	(8,884,408)	-
Deposits	(112,692)	-
Cash paid for deferred costs	(163,974)	-
Principal payments on mortgage notes payable	(36,948)	(43,824)
Net cash provided (used) by financing activities	(157,150)	(134,262)
Net increase (decrease) in cash and cash equivalents	(28,915)	(77,146)
Cash and cash equivalents at beginning of period	370,492	231,052
Cash and cash equivalents at end of period	$341,577	$153,906

The accompanying notes are an integral part
of the consolidated financial statements

BERRY AND BOYLE CLUSTER HOUSING PROPERTIES
(a California Limited Partnership)
AND SUBSIDIARIES

CONSOLIDATED STATEMENTS OF CASH FLOWS

Increase (decrease) in cash and cash equivalents
(Unaudited)

Reconciliation of net loss to net cash provided by operating activities:

	Six Months Ended June 30,	
	1992	1991
Net loss	($123,654)	($162,279)
Adjustments to reconcile net loss to net cash provided by operating activities:		
Depreciation and amortization	268,306	256,378
Change in assets and liabilities net of effects from investing and financing activities:		
Decrease in real estate tax escrows	12,177	56,377
Increase in accounts and interest receivable	(2,161)	(6,346)
Decrease in accounts payable and accrued expenses	(66,973)	(66,036)
Increase in due to affiliates	8,639	10,112
Decrease in rent received in advance	(13,955)	-
Increase in prepaid expenses	(34,504)	-
Increase in tenant security deposits	1,525	4,175
Net cash provided by operating activities	$49,400	$92,381

The accompanying notes are an integral part
of the consolidated financial statements

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

1. Organization of Partnership:

Berry and Boyle Cluster Housing Properties (a California Limited Partnership) (the "Partnership") was formed on August 8, 1983. The Partnership issued all of the General Partnership Interests to three General Partners in exchange for capital contributions aggregating $2,000. Stephen B. Boyle, Richard G. Berry, and Berry and Boyle Management (a California Limited Partnership) ("Management") are the General Partners. A total of 2,000 individual Limited Partners owning 32,421 units have contributed $16,210,500 of capital to the Partnership. At June 30, 1992, the total number of Limited Partners was 1,994. Except under certain limited circumstances, as defined in the Partnership Agreement, the General Partners are not required to make any additional capital contributions. The General Partners or their affiliates will receive various fees for services and reimbursement for various organizational and selling costs incurred on behalf of the Partnership.

The accompanying consolidated financial statements present the activity of the Partnership for the six months ended June 30, 1992 and 1991. The information for these periods has not been examined by independent accountants, but includes all adjustments (consisting of normal recurring accruals) which are, in the opinion of management, necessary to a fair statement of the results for such periods.

The Partnership will continue until December 31, 2010, unless terminated earlier by the sale of all, or substantially all, of the assets of the Partnership, or otherwise in accordance with the provisions of Section 16 of the Partnership Agreement.

2. Significant Accounting Policies:

A. Basis of Presentation

The consolidated financial statements include the accounts of the Partnership and its subsidiaries: Sin Vacas Joint Venture (Sin Vacas), Autumn Ridge Joint Venture (Autumn Ridge) and Villa Antigua Joint Venture (Villa Antigua). All intercompany accounts and transactions have been eliminated in consolidation. The Partnership follows the accrual basis of accounting.

B. Cash and Cash Equivalents

For the purposes of the statement of cash flows, the Partnership considers all highly liquid debt instruments purchased with a maturity of three months or less to be cash equivalents.

C. U. S. Government Obligations

U. S. Government Obligations consists of various forms of U. S. Government backed securities, with an aggregate par value of $914,610, which mature on various dates between November, 1992 and February, 1993. The securities were purchased at an aggregate cost of $906,145, with yields ranging from 4.15% to 4.87%.

D. Depreciation

Depreciation is provided for by the use of the straight-line method over estimated useful lives as follows:

Buildings and improvements	40 years
Equipment, furnishings and fixtures	5 years

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

E. Organization Costs

Costs in connection with the organization of the Partnership have been amortized over a 5-year period using the straight-line method.

F. Deferred Expenses

Costs of obtaining the mortgages on the properties are being amortized over the term of the related mortgage notes payable using the straight-line method. Fees paid to certain of the property developers were amortized over the term of the services provided using the straight-line method.

G. Offering Costs

Costs in connection with the offering of Units were charged to Investor Limited Partners' equity upon the sale of the related Units.

H. Income Taxes

The Partnership is not liable for Federal or state income taxes because Partnership income or loss is allocated to the Partners for income tax purposes. If the Partnership's tax returns are examined by the Internal Revenue Service or state taxing authority and such an examination results in a change in Partnership taxable income (loss), such change will be reported to the Partners.

I. Rental Income

Leases require the payment of rent in advance, however, rental income is recorded as earned.

3. Property:

Property, at cost, consisted of the following at June 30, 1992:

Property Description	Initial Cost to Partnership			Costs Capitalized Subsequent to Acquisition			Gross Amount at Which Carried at Close of Period				
	Land	Buildings and Improvements	Equipment, Furnishings & Fixtures	Land	Buildings and Improvements	Equipment, Furnishings & Fixtures	Land	Buildings and Improvements	Equipment, Furnishings & Fixtures	Total	Accumulated Depreciation
Villas Sin Vacas, a 72-unit residential rental complex located in Tucson, Arizona	$799,913	$3,948,060	$344,615	$22,146	$75,678	$692	$822,059	$4,023,738	$345,307	$5,191,104	$1,014,665
Autumn Ridge, a 96-unit residential rental complex located in Colorado Springs, Colorado	1,242,061	5,981,166	380,289	-	85,837	(14,994)	1,242,061	6,067,003	365,294	7,674,358	1,255,607
Villa Antigua, an 88-unit residential rental complex located in Scottsdale, Arizona	1,610,646	3,942,388	376,709	2,262	9,199	529	1,612,908	3,951,587	377,238	5,941,733	856,307
	$3,652,620	$13,871,614	$1,101,612	$24,408	$170,714	($13,773)	$3,677,028	$14,042,328	$1,087,839	$18,807,195	$3,126,579

Depreciation expense for the six months ended June 30, 1992 and 1991 and accumulated depreciation at June 30, 1992 and December 31, 1991 consisted of the following:

	Depreciation Expense		Accumulated Depreciation	
	1992	1991	June 30, 1992	December 31, 1991
Buildings and improvements	$174,438	$174,438	$2,057,864	$1,883,426
Equipment, furnishings and fixtures	15,981	74,252	1,068,715	1,052,734
	$190,419	$248,690	$3,126,579	$2,936,160

4. Cash and Cash Equivalents:

Cash and cash equivalents at June 30, 1992 and December 31, 1991 consisted of the following:

	June 30, 1992	December 31, 1991
Cash on hand	$ 18,331	$ 51,874
Certificates of deposit	185,000	185,000
Money market accounts	138,246	133,618
	$341,577	$370,492

5. Joint Venture and Property Acquisitions:

Sin Vacas

On October 25, 1985, the Partnership acquired a majority interest in the Sin Vacas Joint Venture, which owns and operates the Villas at Sin Vacas, a 72-unit residential property located in Tucson, Arizona. Since the Partnership owns a majority interest in the joint venture, the accounts and operations of the joint venture have been consolidated into those of the Partnership.

The Partnership made initial cash payments in the form of capital contributions totalling $2,458,507 and funded $398,949 of property acquisition costs which were treated as a capital contribution to the joint venture. Since completion of construction, the Partnership has made additional contributions totalling $134,379, $10,739 and $14,228 of which were contributed during 1992 and 1991, respectively. At June 30, 1992, the total capital contributions and acquisition costs incurred were $2,573,149 and $418,686, respectively.

Net cash from operations (as defined in the joint venture agreement) is to be distributed as available to each joint venture partner quarterly as follows:

> First, to the Partnership, an amount equal to 8.75% per annum, noncumulative (computed daily on a simple noncompounded basis from the date of completion funding) of the Partnership's capital investment, as defined in the joint venture agreement;
>
> Second, the balance 70% to the Partnership and 30% to the co-venturer.

All losses from operations and depreciation for the joint venture are allocated 99% to the Partnership and 1% to the co-venturer.

All profits from operations, to the extent of cash distributions, shall first be allocated to the Partnership and co-venturer in the same proportion as the cash distribution. Any remaining profits are allocated 70% to the Partnership and 30% to the co-venturer.

In the case of certain capital transactions and distributions as defined in the joint venture agreement, the allocation of related profits, losses and cash distributions, if any, would be different than as described above and would be effected by the relative balances in the individual partners' capital accounts.

Autumn Ridge

On July 16, 1986, the Partnership acquired Autumn Ridge, a 96-unit residential property located in Colorado Springs, Colorado and simultaneously contributed the property to a joint venture comprised of the Partnership and

an affiliate of the property developer. Since the Partnership owns a majority interest in the joint venture, the accounts and operations of the joint venture have been consolidated into those of the Partnership.

The Partnership made initial cash payments in the form of capital contributions totalling $3,819,397 and funded $546,576 of property acquisition costs which were treated as a capital contribution to the joint venture. Since completion of construction, the Partnership has made additional contributions totalling $331,476, $77,701 and $9,817 of which were contributed during 1992 and 1991, respectively. At June 30, 1992 the total capital contributions and acquisition costs incurred were $4,199,974 and $497,475, respectively.

Net cash from operations (as defined in the joint venture agreement) is to be distributed as available to each joint venture partner quarterly as follows:

> First, to the Partnership, an amount equal to 8% per annum, noncumulative (computed daily on a simple noncompounded basis from the date of completion funding) of the Partnership's capital investment, as defined in the joint venture agreement;
>
> Second, the balance 82% to the Partnership and 18% to the co-venturer.

All losses from operations and depreciation for the joint venture are allocated 100% to the Partnership.

All profits from operations, to the extent of cash distributions, shall first be allocated to the Partnership and co-venturer in the same proportion as the cash distribution. Any remaining profits are allocated 82% to the Partnership and 18% to the co-venturer.

In the case of certain capital transactions and distributions as defined in the joint venture agreement, the allocation of related profits, losses and cash distributions, if any, would be different than as described above and would be effected by the relative balances in the individual partners' capital accounts.

Villa Antigua

On June 11, 1987, the Partnership acquired a majority interest in the Villa Antigua Joint Venture, which owns and operates Villa Antigua, an 88-unit residential property located in Scottsdale, Arizona. Since the Partnership owns a majority interest in the joint venture, the accounts and operations of the joint venture have been consolidated into those of the Partnership.

The Partnership made initial cash payments in the form of capital contributions totalling $2,494,677 and funded $381,729 of property acquisition costs which were treated as a capital contribution to the joint venture. Since completion of construction, the Partnership has made additional contributions totalling $11,990. At June 30, 1992, the total capital contributions and acquisition costs were $2,506,667 and $381,729, respectively.

Net cash from operations (as defined in the joint venture agreement) is to be distributed as available to each joint venture partner quarterly as follows:

> First, to the Partnership, an amount equal to 10% per annum, noncumulative (computed daily on a simple noncompounded basis from the date of completion funding) of the Partnership's adjusted capital investment, as defined in the joint venture agreement;
>
> Second, the balance 70% to the Partnership and 30% to the co-venturer.

All losses from operations and depreciation for the joint venture are allocated 99% to the Partnership and 1% to the co-venturer.

All profits from operations, to the extent of cash distributions, shall first be allocated to the Partnership and co-venturer in the same proportion as the cash distributions; however, if for any taxable year there are no cash distributions, profits are allocated 99% to the Partnership and 1% to the co-venturer.

In the case of certain capital transactions and distributions as defined in the joint venture agreement, the allocation of related profits, losses and cash distributions, if any, would be different than as described above and would be effected by the relative balances in the individual partners' capital accounts.

6. Mortgage Notes Payable:

All of the property owned by the Partnership is pledged as collateral for the nonrecourse mortgage notes payable outstanding at June 30, 1992 and December 31, 1991 which consisted of the following:

	June 30, 1992	December 31, 1991
Villas at Sin Vacas	$2,575,000	$2,527,924
Autumn Ridge	3,300,000	3,238,348
Villa Antigua	3,200,000	3,155,084
	$9,075,000	$8,921,356

On June 30, 1992, Villas Sin Vacas refinanced its permanent loan using the proceeds of a new first mortgage loan in the amount of $2,575,000. Under the terms of the new note, monthly principal and interest payments of $21,830, based on a fixed interest rate of 9.125%, are required over the term of the loan. The balance of the note will be due on July 15, 1997. The loan was refinanced to eliminate a recent increase in the interest rate which was called for under the terms of the original note. The costs associated with this refinancing totaled approximately $45,000 and were funded from the proceeds of the new loan.

On June 30, 1992, Autumn Ridge refinanced its permanent loan using the proceeds of a new first mortgage loan in the amount of $3,300,000. Under the terms of the new note, monthly principal and interest payments of $27,976 are required over the term of the loan, based on a fixed interest rate of 9.125%. The balance of the note will be due on July 15, 1997. The loan was refinanced to eliminate a recent increase in the interest rate which was called for under the terms of the original note. The costs associated with this refinancing totaled approximately $59,000 and were funded from the proceeds of the new loan.

On June 30, 1992, Villa Antigua refinanced its permanent loan using the proceeds of a new first mortgage loan in the amount of $3,200,000. Under the terms of the new note, monthly principal and interest payments of $27,128, based on a fixed interest rate of 9.125%, are required over the term of the loan. The balance of the note will be due on July 15, 1997. The loan was refinanced to avoid a significant increase in the interest rate that was scheduled to take effect in July, 1992, under the terms of the original note. The costs associated with this refinancing totaled approximately $54,000 and were funded from the proceeds of the new loan.

Interest, pertaining to Sin Vacas, of $18,959 was accrued at December 31, 1991.

The aggregate principal amounts of long term borrowings due during the calendar years 1993 through 1997, respectively, are as follows, $103,042, $112,848, $123,587, $135,348, and $8,600,175.

7. Partners' Equity:

Under the terms of the Partnership Agreement profits are allocated 95% to the Limited Partners and 5% to the General Partners; losses are allocated 99% to the Limited Partners and 1% to the General Partners.

Cash distributions to the partners are governed by the Partnership Agreement and are made, to the extent available, 95% to the Limited Partners and 5% to the General Partners.

The allocation of the related profits, losses, and distributions, if any, would be different than described above in the case of certain events as defined in the Partnership Agreement, such as the sale of an investment property or an interest in a joint venture partnership.

8. Related-Party Transactions:

Due to affiliates at June 30, 1992 and December 31, 1991 consisted of reimbursable costs payable to Berry and Boyle Inc., an affiliate of the General Partners, in the amounts of $12,897 and $4,258, respectively.

For the six months ended June 30, 1992 and 1991, general and administrative expenses included $37,511 and $36,643, respectively, of salary reimbursements paid to the General Partners for certain administrative and accounting personnel who performed services for the Partnership.

The officers and principal shareholders of Evans Withycombe, Inc., the developer and property manager of the Villas at Sin Vacas and Villa Antigua properties and an affiliate of the co-venturers of those joint ventures, together hold a two and one half percent cumulative profit or partnership voting interest in Berry and Boyle, a California Limited Partnership ("Berry and Boyle"), which is the principal limited partner of Management. During the six months ended June 30, 1992 and 1991, $34,309 and $31,716, respectively, of property management fees were paid or accrued to Evans Withycombe, Inc.

Berry and Boyle Residential Services ("Residential Services"), the property manager of Autumn Ridge, is an affiliate of the General Partners of the Partnership. During the six months ended June 30, 1992 and 1991, $19,767 and $17,645, respectively, of property management fees were paid or accrued to Residential Services.

ITEM 2. MANAGEMENT'S DISCUSSION AND ANALYSIS OF FINANCIAL CONDITION AND RESULTS OF OPERATIONS

Liquidity and Capital Resources

In connection with its capitalization, the Partnership admitted investors who purchased a total of 32,421 Units aggregating $16,210,500. These offering proceeds, net of organizational and offering costs of $2,431,575, provided $13,778,925 of net proceeds to be used for the purchase of income-producing residential properties, including related fees and expenses, and working capital reserves. The Partnership expended $10,410,263 to (i) acquire its joint venture interests in the Sin Vacas Joint Venture, the Villa Antigua Joint Venture, and the Autumn Ridge Joint Venture, (ii) to pay acquisition expenses, including acquisition fees to one of the General Partners, and (iii) to pay certain costs associated with the refinancing of the Autumn Ridge permanent loan. The Partnership distributed $1,731,681 to the Limited Partners as a return of capital resulting from construction cost savings with respect to the Sin Vacas, Autumn Ridge and Villa Antigua projects and other excess offering proceeds. The remaining net proceeds of $1,636,981 were used to establish initial working capital reserves. These reserves may be used periodically to enable the Partnership to meet its various financial obligations including contributions to the various joint ventures that may be required. As of June 30, 1992, $167,417 cumulatively was contributed to the joint ventures for this purpose.

In addition to the proceeds generated from the public offering, the Partnership has utilized external sources of financing at the joint venture level to purchase properties. The Partnership Agreement limits the aggregate mortgage indebtedness which could be incurred in connection with the acquisition of Partnership properties to 80% of the purchase price of such properties.

The Partnership's future ability to generate cash adequate to meet its needs is dependent primarily on the successful operation of its real estate investments. Such ability is also dependent upon the future availability of bank borrowings, and upon the future refinancing and sale of the Partnership's real estate investments and the collection of any mortgage receivables which may result from such sales. These sources of liquidity will be used by the Partnership for payment of expenses related to real estate operations, debt service and professional and management fees and expenses. Net Cash From Operations, if any, as calculated under Section 10 of the Partnership Agreement, will then be available for distribution to the Partners.

Cash and cash equivalents at June 30, 1992 were $341,577, a decrease of $28,915 from the balance at December 31, 1991. The primary causes of the decrease were: (1) purchase of $65,651 of fixed assets, (2) $34,128 of distributions to partners, (3) $ 112,692 of deposits relating to loan refinancings, and (4) $36,948 of principal amortization. These decreases in cash were offset by $49,400 of net cash from operations and the liquidation of $144,486 of U.S. Government Obligations which were converted to cash and cash equivalents.

Cash and cash equivalents at June 30, 1991 were $153,906, a decrease of $77,146 from the balance at December 31, 1990. The primary causes of the decrease were: (1) the purchase of $35,265 of U.S. Treasury Bills, (2) $43,824 of principal amortization on the various permanent loans, and (3) $90,438 of cash distributions to partners. These decreases were partially offset by $92,381 of cash flow generated from operating activities.

Property Status

Villas at Sin Vacas

As of June 30, 1992, the property was 92% occupied, compared to 88% approximately one year ago. In June 1992, the average monthly rents collected for the various unit types were as follows:

Unit Type	Average Monthly Rents
One bedroom one bath den	$668
Two bedroom two bath	796
Three bedroom two bath	926

Autumn Ridge

As of June 30, 1992, the property was 93% occupied, compared to 94% approximately one year ago. In June 1992, the average monthly rents collected for the various unit types were as follows:

Unit Type	Average Monthly Rents
One bedroom one bath	$635
Two bedroom two bath	771

Villa Antigua

As of June 30, 1992, the property was 91% occupied, compared to 81% approximately one year ago. In June 1992, the average monthly rents collected for the various unit types were as follows:

Unit Type	Average Monthly Rents
One bedroom one bath	$629
Two bedroom two bath	709
Three bedroom two bath	829

Results of Operations

For the three months ended June 30, 1992, the Partnership recognized interest income earned on short term investments of $15,475 and administrative expenses of $44,322 , as well as its share of the income or losses allocated and cash distributions from the Joint Ventures as follows:

For the three months ended June 30, 1992:

	Sin Vacas	Autumn Ridge	Villa Antigua
Revenue	$156,510	$200,296	$185,935
Expenses:			
General and administrative	1,476	1,477	1,477
Operations	71,939	85,480	68,993
Depreciation and amortization	56,090	66,949	46,213
Interest	65,218	82,081	69,960
	194,723	235,996	186,643
Net loss	($38,213)	($35,700)	($708)
Cash distributions	$14,500	$37,000	$34,000

For the three months ended June 30, 1991, the Partnership recognized interest income earned on short term investments of $23,263 and administrative expenses of $41,441, as well as its share of the income or losses allocated and cash distributions from the Joint Ventures as follows:

For the three months ended June 30, 1991:

	Sin Vacas	Autumn Ridge	Villa Antigua
Revenue	$144,397	$180,243	$161,544
Expenses:			
General and administrative	1,390	1,393	1,390
Operations	79,627	90,839	61,120
Depreciation and amortization	26,777	57,187	44,225
Interest	57,188	72,353	71,455
	164,982	221,772	178,190
Net loss	($20,585)	($41,529)	($16,646)
Cash distributions	$15,000	$9,000	$23,000

For the six months ended June 30, 1992, the Partnership recognized interest income earned on short term investments of $33,331 and administrative expenses of $80,051 , as well as its share of the income or losses allocated and cash distributions from the Joint Ventures as follows:

For the six months ended June 30, 1992:

	Sin Vacas	Autumn Ridge	Villa Antigua
Revenue	$312,798	$395,348	$374,752
Expenses:			
General and administrative	2,902	2,903	2,903
Operations	147,946	160,180	140,490
Depreciation and amortization	82,867	106,003	79,436
Interest	131,598	161,715	140,889
	365,313	430,801	363,718
Net loss	($52,515)	($35,453)	$11,034
Cash distributions	$30,500	$80,000	$71,000

For the six months ended June 30, 1991, the Partnership recognized interest income earned on short term investments of $47,949 and administrative expenses of $83,163, as well as its share of the income or losses allocated and cash distributions from the Joint Ventures as follows:

For the six months ended June 30, 1991:

	Sin Vacas	Autumn Ridge	Villa Antigua
Revenue	$290,744	$352,896	$343,579
Expenses:			
General and administrative	2,671	2,674	2,671
Operations	146,353	172,093	128,898
Depreciation and amortization	53,554	114,374	88,450
Interest	114,581	144,887	143,078
	317,159	434,028	363,097
Net loss	($26,415)	($81,132)	($19,518)
Cash distributions	$24,000	$14,000	$53,300

Comparison of Operating Results for the quarter ended June 30, 1992 and 1991:

Interest income at the Partnership level declined approximately 34% as a result of lower interest rates on the Partnership's short-term investments. Rental income increased at each of the properties over the prior year period by an aggregate of 11%. Depreciation and amortization expense increased 32% as a result of the write off of certain costs associated with the recently refinanced permanent loans for the three properties.

Comparison of Operating Results for the six months ended June 30, 1992 and 1991:

Interest income at the Partnership level declined approximately 31% as a result of lower interest rates on the Partnership's short-term investments. No other variances in income and expense categories warrant further analysis because such variances were under 10%.

Thus far in 1992, the Partnership has made the following cash distributions to its Partners:

	Feb 15	May 15	Total
Limited Partners	$16,211	$16,211	$32,422
General Partners	853	853	1,706
	$17,064	$17,064	$34,128

PART II-OTHER INFORMATION

ITEM 1. Legal Proceedings
Response: None

ITEM 2. Changes in Securities
Response: None

ITEM 3. Defaults Upon Senior Securities
Response: None

ITEM 4. Submission of Matters to a Vote of Security Holders
Response: None

ITEM 5. Other Information
Response: None

ITEM 6. Exhibits and Reports on Form 8-K
Response: None

SIGNATURES

Pursuant to the requirements of the Securities Exchange Act of 1934, the registrant has duly caused this report to be signed on its behalf by the undersigned thereunto duly authorized.

BERRY AND BOYLE CLUSTER HOUSING PROPERTIES
(Partnership)

BY: BERRY AND BOYLE MANAGEMENT
A General Partner

BY: BERRY AND BOYLE INC.
A General Partner

By: /s/ James E. Glynn
James E. Glynn
Treasurer

Date: August 5, 1992